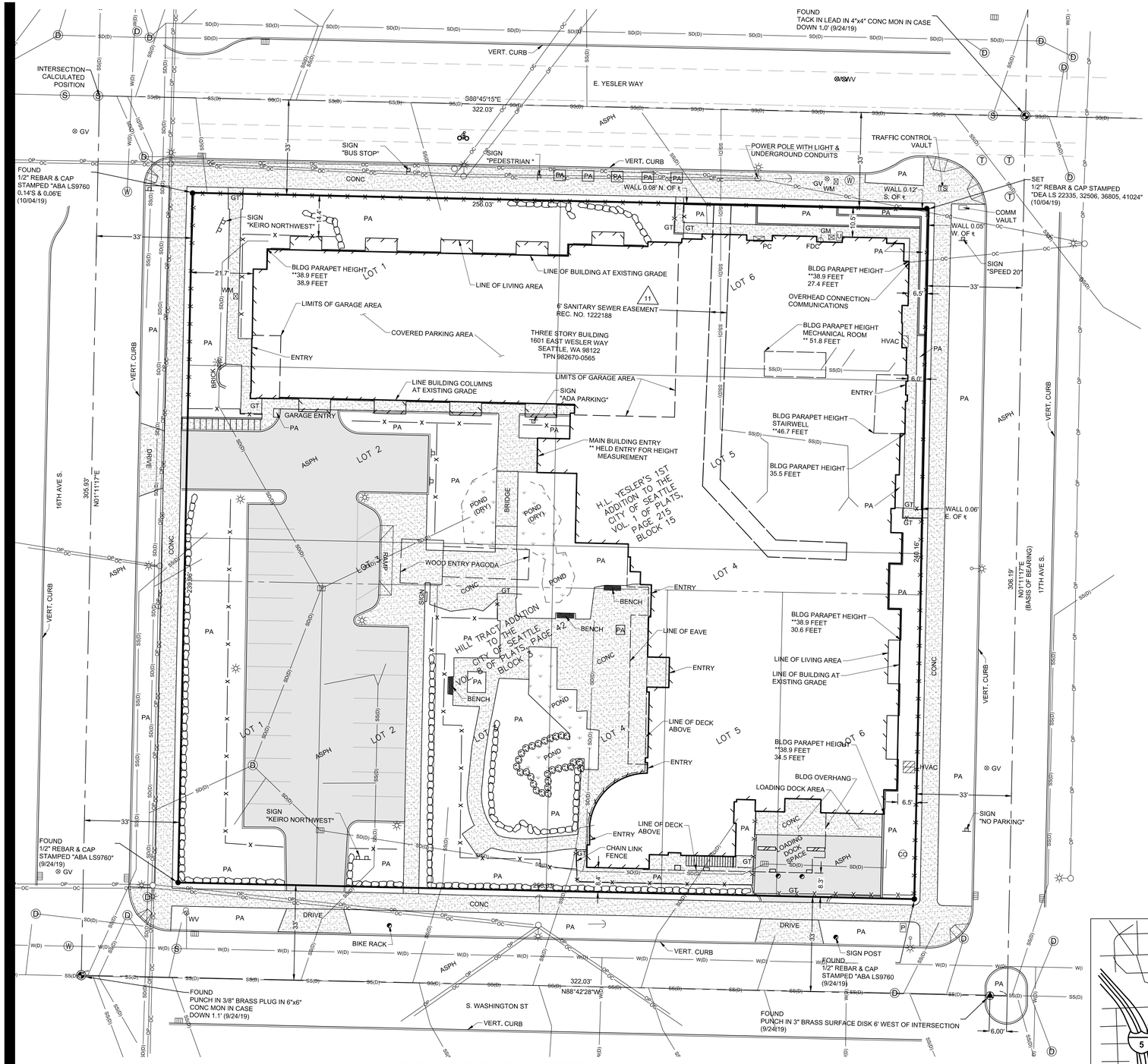


NW 1/4, NW 1/4, SEC. 4, TWP. 24 N., RGE. 4 E, W.M.

NORTH

0 10' 20' 40'

SCALE: 1" = 20'

LEGEND

●	REBAR (AS NOTED)
▲	BRASS CAP/SURFACE MON (FOUND AS NOTED)
◉	MONUMENT IN CASE (FOUND AS NOTED)
◕	MONUMENT (CALCULATED AS NOTED)
TPN	TAX LOT / PARCEL NUMBER
ASPH	ASPHALT
BLDG	BUILDING
CONC	CONCRETE
GT	GATE
PA	PLANTER AREA
VERT	VERTICAL CURB
◓	POST OR BOLLARD
⊛	BOULDER
	ROCKERY
⊧	SIGN
Ⓦ	WATER MANHOLE
⊗ WV	WATER VALVE
⊠ WM	WATER METER
	FIRE HYDRANT
FDC	FIRE DEPT. CONNECTION
Ⓢ	SEWER MANHOLE
Ⓓ	STORM DRAIN MANHOLE
	STORM CATCH BASIN
CO	STORM CLEANOUT
P	POWER VAULT
P	POWER JUNCTION BOX
PC	POWER CABINET
○	POWER POLE
○☼	POWER POLE/LIGHT POLE
	LIGHT POLE WITH ARM
☼	LIGHT POLE
☼	LANDSCAPE LIGHT
←	GUY ANCHOR
Ⓣ	TELEPHONE MANHOLE
⊗ GV	GAS VALVE
⊠ GM	GAS METER
○ USP	UNKNOWN STAND PIPE
HVAC	HEATING VENTILATION & AIR CONDITIONING UNIT
Ⓤ	UNKNOWN JUNCTION BOX

HATCHING LEGEND

	ASPHALT PAVING
	CONCRETE PAVING
	POND AREA

VICINITY MAP

LINE LEGEND

OP OP	OVERHEAD POWER
OC OC	OVERHEAD COMMUNICATION (CABLE TV/TELL)
W(D)	WATER PIPE - QUALITY LEVEL D
SS(D)	SANITARY SEWER PIPE - QUALITY LEVEL D
SD(D)	STORM DRAIN PIPE - QUALITY LEVEL D
X X X X X X	FENCE CHAIN LINK
X X X	FENCE WOOD
	RETAINING WALL

LINE LEGEND NOTES

1. **UNDERGROUND UTILITIES** SHOWN REPRESENT AVAILABLE UTILITY AS-BUILT AND REFERENCE DRAWINGS. NO GUARANTEE IS MADE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED OR THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THEIR EXACT LOCATION. THE UTILITIES ARE SHOWN AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.

   SUBSURFACE UTILITY QUALITY LEVELS ARE DEFINED AS FOLLOWS:

   UTILITY QUALITY LEVEL D - IS THE MOST BASIC LEVEL OF INFORMATION FOR UTILITY LOCATIONS AND IS BASED SOLELY ON EXISTING UTILITY RECORDS OR VERBAL RECOLLECTIONS. QL-D IS USEFUL PRIMARILY FOR PROJECT PLANNING AND ROUTE SELECTION ACTIVITIES.

2. **SUBSURFACE CONDITIONS** WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. .
3. **1-800-424-5555** MUST BE CALLED NOT LESS THAN 48 HOURS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED, FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS. (UP TO THREE TIMES THE COST OF REPAIRS TO THE SERVICE).

LAND DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO.NCS-981115-WA1 REVISION NO. 1, BEARING A COMMITMENT DATE OF OCTOBER 08, 2019, AT 8:00 AM.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 15, H.L. YESLER'S 1ST ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 215, IN KING COUNTY, WASHINGTON;

AND

LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 3, HILL TRACT ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 42, IN KING COUNTY, WASHINGTON.

SURVEY NOTES

1. THE FIELDWORK FOR THIS SURVEY WAS PERFORMED IN SEPTEMBER AND OCTOBER OF 2019 AND UPDATED IN JUNE OF 2021. METHODS UTILIZED FOR MAPPING AND PROPERTY BOUNDARY DATA INCLUDED CONVENTIONAL PROCEDURES.
2. BASIS OF BEARING - ASSUMED. N00°05'30"E ALONG THE CENTERLINE OF 17TH AVE SOUTH BETWEEN MONUMENTS FOUND IN PLACE AS SHOWN HEREON.
3. UTILITIES SHOWN HEREON REPRESENT A SURVEY OF ABOVE GROUND OBSERVABLE FEATURES ONLY. SUPPLEMENTAL RESEARCH IN TO UNDERGROUND UTILITIES WAS NOT PERFORMED AS PART OF THIS SURVEY. NO GUARANTEE IS MADE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.
5. BY GRAPHIC PLOTTING ONLY, THIS A.L.T.A. SITE IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE ANY FLOOD ZONE AS REFERENCED ON THE FLOOD INSURANCE INDEX MAP 53033C0635-F WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 1989. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
6. THIS SITE CONTAINS 60,737 SQUARE FEET OR 1.394 ACRES, MORE OR LESS.
7. THIS SITE CONTAINS 44 TOTAL PARKING STALLS AS FOLLOWS:

   UNCOVERED

1	LOADING DOCK SPACE
2	COMPANY STALLS
8	VISITORS STALLS
12	RESIDENT STALLS
2	ACCESS BUS STALLS

   COVERED

7	EMPLOYEE STALLS
2	VISITORS STALLS
7	RESIDENT STALLS
4	ADA STALLS

8. BASED UPON JUNE 14, 2021 EXAMINATION OF FIELD CONDITIONS, IT IS THE OPINION OF THE SURVEYOR THAT THERE IS NO RECENT, OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS EXISTING WITHIN THE SURVEYED AREA.
9. WETLAND AND/OR STREAM DELINEATIONS WERE NOT PROVIDED OR FOUND WITHIN THE SURVEYED AREA AND ACCORDINGLY, NONE ARE SHOWN HEREON.
10. SEE SHEET 2 FOR ZONING INFORMATION.
11. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED DURING THE COURSE OF THIS ALTA SURVEY NOR ARE THERE ANY PENDING CONSTRUCTION PROJECTS PLANNED BASED ON A REVIEW OF THE CITY OF SEATTLE PLANNING RECORDS.
12. THE PROPERTY ABUTS UPON EAST YESLER WAY, 16TH AVE SOUTH, 17TH AVE SOUTH & SOUTH WASHINGTON STREET ALL DEDICATED PUBLIC RIGHT OF WAY AND HAS NO OTHER ADJOINING OWNERS. THIS PROPERTY HAS DIRECT ACCESS TO AND IS PROVIDED INGRESS AND EGRESS TO AND FROM 16TH AVE SOUTH & SOUTH WASHINGTON STREET.

TITLE NOTES

NOTES PROVIDED BELOW REFERENCE. FIRST AMERICAN TITLE INSURANCE COMPANY TITLE ORDER NCS-1040818-WA1, BEARING A COMMITMENT DATE OF JUNE 15, 2021. NO FURTHER SEARCH INTO THE RECORD WAS REQUESTED OR PERFORMED.

THE FOLLOWING NOTES PERTAIN TO "SCHEDULE B - "SPECIAL EXCEPTIONS", AS DISCLOSED WITHIN SAID REPORT.

11. AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, RECORDED JUNE 17, 1918 AS 1222188 OF OFFICIAL RECORDS.
    IN FAVOR OF: THE CITY OF SEATTLE, A MUNICIPAL CORPORATION
    AFFECTS: AS DESCRIBED THEREIN
    (AFFECTS PROPERTY AS SHOWN HEREON)
12. AN EASEMENT FOR SIDE SEWER AND INCIDENTAL PURPOSES, RECORDED JULY 24, 1946 AS 3591248 OF OFFICIAL RECORDS.
    IN FAVOR OF: ADJACENT PROPERTY OWNERS
    AFFECTS: AS DESCRIBED THEREIN
    (NOT PLOTTABLE, EASEMENT OVER AS-CONSTRUCTED SIDE SEWER LINE)
13. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:
    RECORDED: JUNE 26, 1986
    RECORDING NO.: 8606260174
    (NOT PLOTTABLE, URBAN RENEWAL AGREEMENT OVER UNDERLYING LOTS)
14. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF DRAINAGE CONTROL PLAN" RECORDED MARCH 29, 1996 AS 9603291809 OF OFFICIAL RECORDS. (NOT PLOTTABLE, STORM DRAINAGE AGREEMENT)
15. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY RECORDED NOVEMBER 13, 2019 AS 20191113900003, IN KING COUNTY, WASHINGTON. (NOT PLOTTED, BLANKET IN NATURE)

CERTIFICATION

TO AFRICATOWN COMMUNITY LAND TRUST AND FIRST AMERICAN TITLE TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, AND 18 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JUNE 14, 2021.

BY Vance V. Blue JULY 7, 2021

VANCE V. BLUE
REGISTERED LAND SURVEYOR
STATE OF WASHINGTON LICENSE NO. 37547

ALTA / NSPS LAND TITLE SURVEY FOR AFRICATOWN COMMUNITY LAND TRUST 1601 E. YESLER WAY, SEATTLE WA.

DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd. NE, Ste A
Woodinville Washington 98072
Phone: 425.415.2000

VANCE V. BLUE — STATE OF WASHINGTON — 37547 — REGISTERED PROFESSIONAL LAND SURVEYOR — JULY 7, 2021

REVISIONS:	APPD.

DATE: JUNE 15, 2021
DESIGN:
DRAWN:
CHECKED:
REVISION NUMBER:

SCALE: 1"=20'

PROJECT NUMBER:
ACLT00000001

DRAWING FILE:
SV-AL-ACLT0001.dwg

SHEET NO.
1
OF 2

By: Vance Blue
By: Vbb
File: P:\AACLT\00000001\0400CAD\SVBASES\SV-AL-ACLT0001.dwg

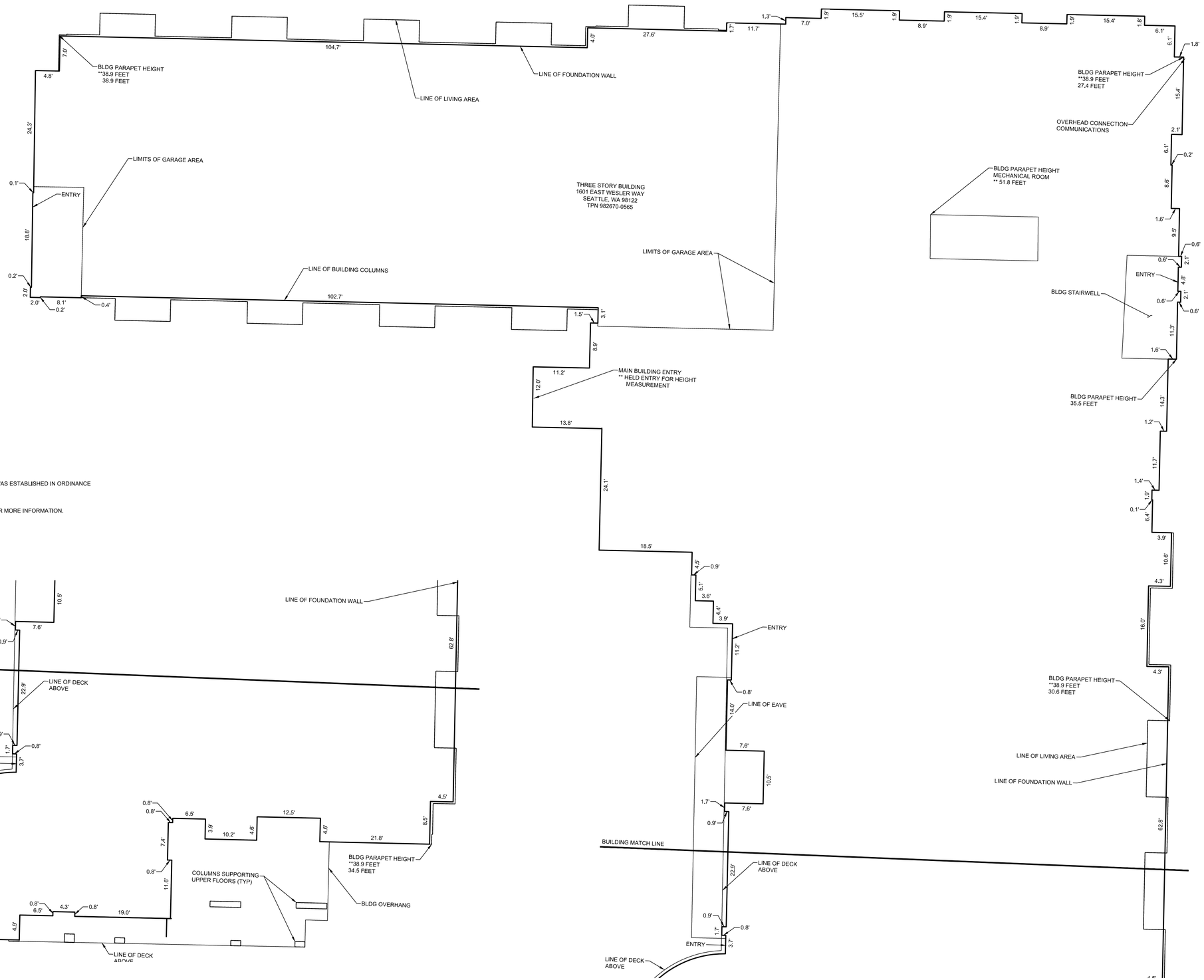
Plot Date: 7/7/2021 8:22 AM
Save Date: 7/7/2021 8:19 AM

NW 1/4, NW 1/4, SEC. 4, TWP. 24 N., RGE. 4 E, W.M.

NORTH

0 5' 10 20'

SCALE: 1" = 10'



ZONING

NOTE: ZONING REPORT OR LETTER NOT PROVIDED BY CLIENT.
INFORMATION PER CITY OF SEATTLE WEBSITE.

PARCEL ID: 9826700565
ADDRESS: 1601 E. YESLER WAY 98122
TAX PAYER: KEIRO NORTHWEST
EXISTING USE: NURSING HOME
CURRENT ZONE: NC1-55 (M) (ADOPTED 2019)
PREVIOUS ZONE: NC1-40

ZONING HISTORY: THIS ZONING TOOK EFFECT IN APRIL 2019, IT WAS ESTABLISHED IN ORDINANCE 125791. THIS IS A CHANGE IN ZONING FROM NC1-40.

DESIGNATION: 23.47A - COMMERCIAL.
SEE CITY OF SEATTLE LAND USE DEVELOPMENT STANDARDS FOR MORE INFORMATION.

Plot Date: 7/7/2021 8:24 AM By: Vance Blue
Save Date: 7/7/2021 8:18 AM By: Vbb File: P:\AVACLT00000001\0400CAD\SV\BASES\SV-AL-ACLT0001.dwg

ALTA / NSPS LAND TITLE SURVEY FOR AFRICATOWN

AFRICATOWN COMMUNITY LAND TRUST
1601 E. YESLER WAY, SEATTLE WA.

DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd. NE, Ste A
Woodinville Washington 98072
Phone: 425.415.2000

VANCE V. BLUE — STATE OF WASHINGTON — 57547 — REGISTERED PROFESSIONAL LAND SURVEYOR

JULY 7, 2021

REVISIONS: APPD.

DATE: JUNE 15, 2021
DESIGN:
DRAWN:
CHECKED:
REVISION NUMBER:

SCALE: 1"=10'

PROJECT NUMBER:
ACLT00000001

DRAWING FILE:
SV-AL-ACLT0001.dwg

SHEET NO.
2
OF 2